

CITY OF HOSCHTON
CITY COUNCIL AGENDA
THURSDAY, AUGUST 17, 2023 AT 6:00PM
HOSCHTON COMMUNITY CENTER
65 CITY SQUARE, HOSCHTON



PUBLIC HEARING

AGENDA

WELCOME AND CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

NEW BUSINESS:

1. **Z-23-05 Rezoning:** Shannon Sell, applicant and property owner, seeks to rezone from A, "Agricultural" District to R-2, Single Family Suburban Residential District approximately 0.8 acre fronting approximately 150 feet on the east side of (382) East Jefferson Street (part of map/parcel 119/019). Proposed use: Single-family detached dwelling (existing).
2. **Resolution 23-12:** A Resolution Authorizing the Transmittal of the Annual Update of the Comprehensive Plan, Including Capital Improvements Element and Community Work Program for Regional and State Review

ADJOURN

**CITY OF HOSCHTON, GEORGIA
ZONING ADMINISTRATOR'S
REPORT**



TO: Mayor and City Council, City of Hoschton

FROM: Jerry Weitz, Consulting City Planner

DATE OF REPORT: August 7, 2023

SUBJECT REQUEST: **Z-23-05:** Rezoning from AG (Agricultural District) to R-2 (Single Family Suburban Residential District)

CITY COUNCIL HEARING: August 17, 2023 @ 6:00 p.m.

VOTING SESSION: August 21, 2023 @ 6:00 p.m.

APPLICANT: Shannon Sell

OWNER(S): Shannon Sell

PROPOSED USE: Detached single-family dwelling (existing)

LOCATION: Fronting 180 feet on the east side of East Jefferson Street

PARCEL(S) #: Part of 119/019 (not a lot of record)

ACREAGE: 0.77

EXISTING LAND USE: Detached, single-family dwelling

SURROUNDING LAND USE AND ZONING:

North: Vacant/undeveloped/ conservation use, A (Agricultural District) (parent parcel) (proposed PUD zoning; see Z-23-02 pending)

East: Vacant/undeveloped/ conservation use, A (Agricultural District) (parent parcel) (proposed PUD zoning; see Z-23-02 pending)

South: Single-family dwelling, A (Agricultural District)

West: Single-family dwelling, R-1 (across East Jefferson Street) and vacant/undeveloped/conservation use, A (Agricultural District) (proposed PUD zoning; see Z-23-02 pending)

RECOMMENDATION: Approval

STANDARDS GOVERNING EXERCISE OF ZONING POWER

Note: The City Council may adopt the findings and determinations of staff as written (provided below), or it may modify them. The council may cite one or more of these in its own determinations, as it determines appropriate. Council may modify the language provided here, as necessary, in articulating its own findings. Or, the council can reject these findings and make its own determinations and findings for one or more of the criteria provided below. Council does not need to address each and every criterion, but only those that are relevant to support its own determination.

Criteria Adopted in the Hoschton Zoning Ordinance (Section 8.03) are shown below followed by staff findings:

Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Finding: Immediately to the south of the subject property (a proposed 0.77-acre tract) is a 0.42-acre tract zoned A (Agricultural) and developed for a detached, single-family residence. Immediately west of the site, across East Jefferson Street, is a detached single-family dwelling on a 1.0 acre site, zoned R-1. Remaining land is zoned A (Agricultural), much of which is under active consideration for rezoning to PUD (Planned Unit Development) for residential development (see Z-23-02). Continued use of the existing dwelling under an R-2 zoning category is suitable in view of the use and development of adjacent and nearby property (***supports request***).

Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.

Finding: No adverse effects on the use or usability of adjacent or nearby property will occur if the subject site is rezoned, because the rezoning will merely authorize the existing dwelling to be divided for sale and will not result in any additional development (***supports request***).

Whether the property to be affected by the proposal has a reasonable economic use as currently zoned.

Finding: The subject dwelling can continue to be utilized under the current zoning classification, but it cannot be sold and it cannot be divided for a lot of less than 1.5 acres for sale unless the subject property is rezoned. Therefore, as it pertains specifically to the subject dwelling, it may not have a reasonable economic use as currently zoned (***tends to support request***).

Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Finding: Because the rezoning will merely authorize the existing dwelling to be divided for sale and will not result in any additional development, there will be no additional impact on existing streets, transportation facilities, utilities, or schools (***supports request***).

Whether the proposal is in conformity with the policy and intent of the comprehensive plan including the character area map and/or future land use plan map.

Finding: The portion of the subject property containing the dwelling is shown on the future land use plan map as suitable for medium density residential land use, which recommends residential land use with a density of from 2 to 5 dwelling units per acre. The requested R-2 zoning is consistent with that recommendation (*supports request*).

Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal.

Finding: The application for PUD zoning on surrounding and nearby parcels (see Z-23-02), if approved, would give grounds for approval of the subject request (*tends to support request*).

Whether the proposal would create an isolated zoning district unrelated to adjacent and nearby districts.

Finding: An R-2 zoning would at first glance appear to be isolated in nature. However, since it would apply to one house and would be consistent with the future land use plan, it is not considered a spot zone and is not considered an isolated zoning district (*supports request*).

Whether the proposal would have an impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.

Finding: No such impacts are noted; no additional development is proposed (*supports request*).

CONCLUSION

The rezoning request meets the criteria specified in the Hoschton zoning ordinance for rezoning decisions. Staff recommends approval.

Shannon C. Sell
PO Box 811
Hoschton, Ga 30548
770-823-7631

June 30th, 2023

Letter of Intent
Rezone in Hoschton, July 2023

To: City of Hoschton

I wish to rezone attached property to R-2. It has an existing single family dwelling on the property. I wish to separate this home and tract of land from the larger portion of my property in order to sell it.

Thank you,

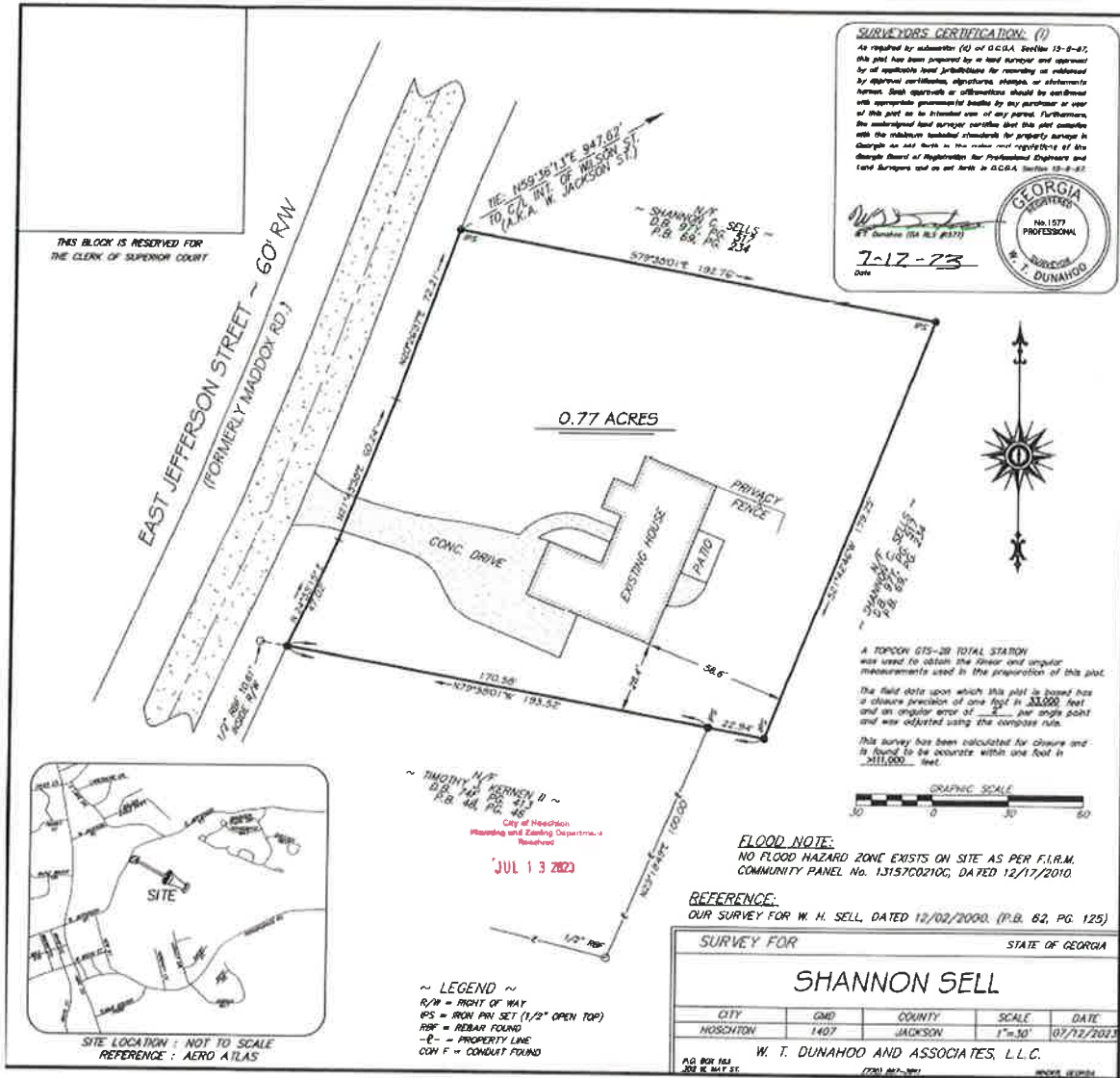


Shannon Sell

City of Hoschton
Planning and Zoning Dept.
Received

JUN 21 2023

Letter of Intent



Boundary Survey

CITY OF HOSCHTON
STATE OF GEORGIA

ORDINANCE NO. Z-23-05

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF
HOSCHTON AND FOR OTHER PURPOSES

WHEREAS, Shannon Sell, applicant and property owner, has applied to rezone 0.77 acre of property fronting approximately 180 feet on the east side of East Jefferson Street from A (Agricultural District) to R-2 (Single Family Suburban Residential) District); and

WHEREAS, the Property to be rezoned consists of all that tract or parcel of land lying and being in Jackson County Georgia, as described in more detail in Exhibit A which by reference is incorporated herein; and

WHEREAS, the City Council of the City of Hoschton has authority pursuant to the Hoschton Zoning Ordinance to amend the City of Hoschton's Official Zoning Map; and

WHEREAS, the city's zoning administrator has prepared a report evaluating the criteria for zoning decisions as they pertain to the requested zoning; and

WHEREAS, the Hoschton City Council held an advertised public hearing on the application and has complied with all applicable laws and ordinances with respect to the processing of such application; and

WHEREAS, it has been determined by the City Council that it is desirable, necessary and within the public's interest to approve the rezoning request, and to amend the City of Hoschton's Official Zoning Map accordingly;

**NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE GOVERNING
AUTHORITY OF THE CITY OF HOSCHTON AS FOLLOWS:**

Section 1. The Property, legally described in Exhibit A attached to this ordinance, is hereby zoned A (Agricultural District) to R-2 (Single Family Suburban Residential) District).

Section 2. The City Clerk is hereby directed to amend the Official Zoning Map to reflect the zoning classification of the subject property.

So ORDAINED this 21st day of August, 2023.

James Lawson, Acting Mayor

This is to certify that I am City Clerk of the City of Hoschton. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

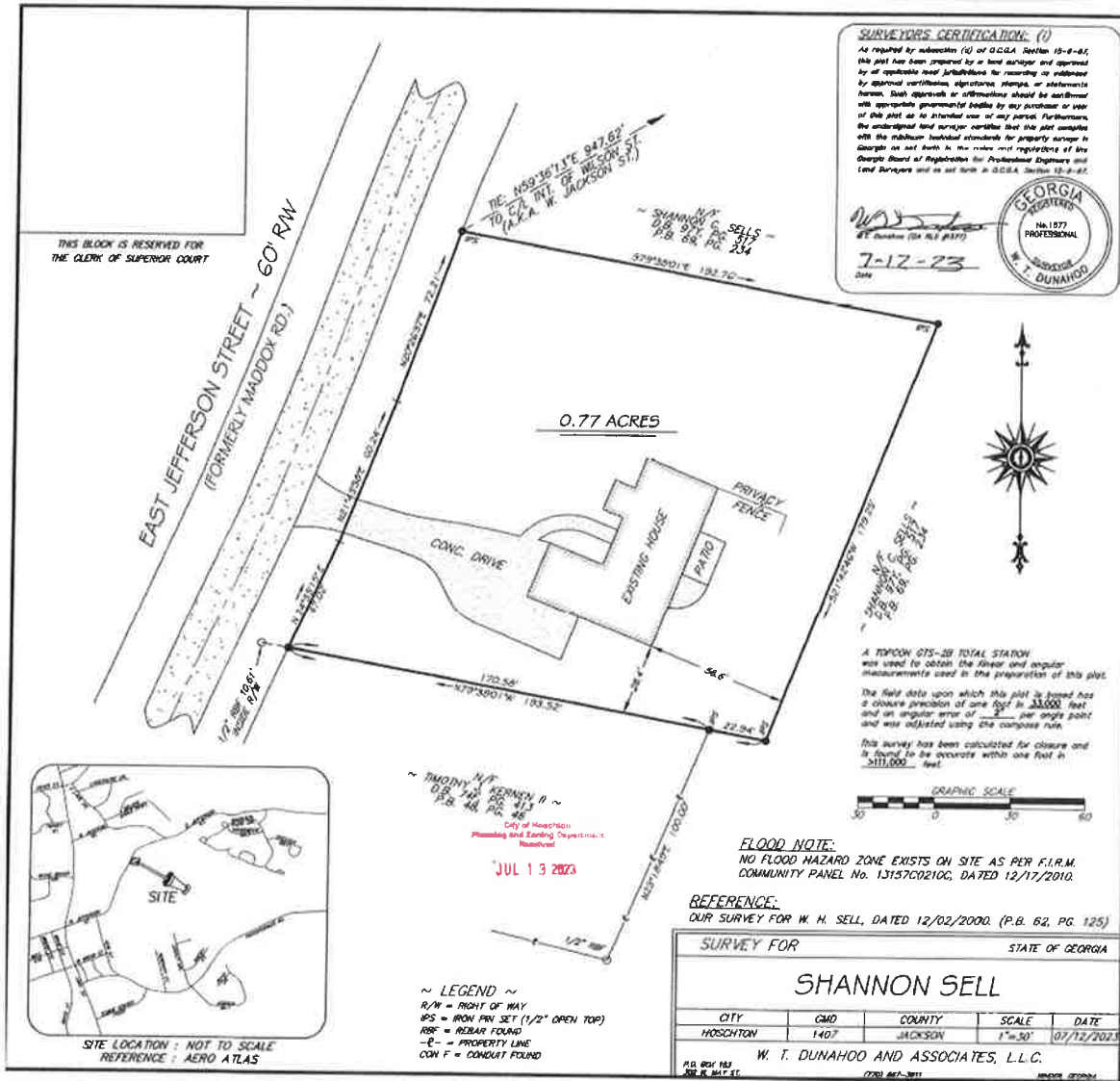
Jennifer Kidd-Harrison, City Clerk

Approved as to Form:

Abbott S. Hayes, Jr., City Attorney

EXHIBIT A LEGAL DESCRIPTION OF PROPERTY REZONED

0.77 acre fronting approximately 180 feet on the east side of East Jefferson Street, as shown on the attaches survey for Shannon Sell, by W. T. Dunahoo and Associates, dated July 12, 2023, a copy of which is hereby included in this Exhibit A.



CITY OF HOSCHTON
STATE OF GEORGIA

RESOLUTION 23-12

A RESOLUTION AUTHORIZING THE TRANSMITTAL OF THE DRAFT ANNUAL UPDATE OF THE CAPITAL IMPROVEMENTS ELEMENT AND COMMUNITY WORK PROGRAM OF THE COMPREHENSIVE PLAN TO THE NORTHEAST GEORGIA REGIONAL COMMISSION FOR REQUIRED REGIONAL AND STATE REVIEW AND REQUESTING FAVORABLE CONSIDERATION

WHEREAS; The City of Hoschton has adopted a comprehensive plan including a capital improvements element (CIE); and

WHEREAS; Rules of the Georgia Department of Community Affairs, Chapter 110-12-2, Development Impact Fee Compliance Requirements require that the city annually update the capital improvements element; and

WHEREAS, The city is also required by said rules to annually update its community work program component of the comprehensive plan; and

WHEREAS, The city's planning consultant has prepared the required annual updates; and

WHEREAS; After public notice, the Hoschton City Council conducted a public hearing on August 17, 2023, on the annual update of the capital improvements element and the community work program, to solicit community input on the draft annual update; and

WHEREAS; The Hoschton City Council hereby certifies that it has met the minimum procedural requirements for annually updating the capital improvements element and community work program and amending the comprehensive plan;

Now, therefore, IT IS RESOLVED as follows:

1.

The City Council hereby authorizes the city clerk to transmit a signed copy of this resolution and a draft copy of the annual update of the capital improvements element (CIE) and community work program of the comprehensive plan of the City of Hoschton, along with an impact fee expenditures report for the year 2022, to the Northeast Georgia Regional Commission for required regional and state review. The city council hereby requests favorable consideration of the same.

Resolution 23-12

So RESOLVED, this the 21st day of August, 2023.

James Lawson, Acting Mayor

ATTEST:

Jennifer Kidd-Harrison, City Clerk

Approved as to Form:

Abb Hayes, City Attorney

**CITY OF HOSCHTON, GEORGIA
CAPITAL IMPROVEMENTS ELEMENT (CIE)
OF THE COMPREHENSIVE PLAN
(2023 Annual Update)**

SUMMARY

This document is an element of the City of Hoschton’s comprehensive plan. It specifies capital improvements for which development impact fees are charged in Hoschton. This capital improvements element (CIE) includes information for parks and open space and public safety (police).

REQUIREMENTS

To support a development impact fee program, the city’s comprehensive plan must meet state administrative rules for Capital Improvements Elements (CIEs).¹ The rules, among other things, require that, for each facility included in the development impact fee program, the following must be included: a service area must be established; a quantifiable level of service (LOS) standard must be specified; long-term needs (demands) shall be assessed; and a schedule of improvements identifying projects to be funded with impact fees during the next five years must be submitted and then annually updated after its adoption.

PROJECTIONS, FORECASTS, AND LAND USE ASSUMPTIONS

Total population is the sum of household population (i.e., persons living in households) and group quarters population (i.e., persons residing in nursing homes, jails, dormitories, etc.). Hoschton does not currently have any group quarters population. Occupied housing units are the same thing as households.

The city’s estimated population (100% decennial census population count) as of April 2020 was 2,666 persons living in 1,038 housing units (977 occupied), for an average household size of 2.73 persons per occupied dwelling unit (Source: U.S. Census Bureau, PL 94-171 data accessible at www.data.census.gov). All but about 40 of the 1,038 housing units were detached, single-family dwelling units. As of the decennial census, Hoschton did not have any fee simple townhouses or senior apartments. As of April 2020, only an estimated 31 dwelling units had been constructed within the Twin Lakes Planned Unit Development (PUD), which was annexed and zoned in 2018.

Based on review of building permit activity reports, the housing stock in Hoschton has more than doubled to an estimated 2,308 units as of July 2023. The increase in housing units has included mostly detached, single-family dwelling units but also has included fee-simple townhouses and age restricted (senior) attached and non-attached units. Because of the diversification of types of units in Hoschton, the average household size of 2.73 persons per household in 2020 is reduced slightly to 2.70 persons per unit, which is held steady for purposes of projecting the population into future years. Table 1 provides projections and forecasts for the city which were updated in July 2023.

¹ Rules of Georgia Department of Community Affairs, Chapter 110-12-2, Development Impact Fee Compliance Requirements

Table 1
Projections and Forecasts, 2020-2043
City of Hoschton

| PROJECTION/FORECAST | 2020 | 2023 | 2028 | 2033 | 2038 | 2043 |
|---|-------------|-------------|-------------|-------------|-------------|-------------|
| Total Housing Units | 1,123 | 2,308 | 4,689 | 5,631 | 5,642 | 5,653 |
| Occupied Housing Units (95% total) | 1,066 | 2,192 | 4,454 | 5,349 | 5,360 | 5,371 |
| Households | 1,066 | 2,192 | 4,454 | 5,349 | 5,360 | 5,371 |
| Persons Per Unit | 2.70 | 2.70 | 2.70 | 2.70 | 2.70 | 2.70 |
| Household Population | 2,878 | 5,918 | 12,025 | 14,442 | 14,472 | 14,501 |
| Group Quarters Population | 0 | 0 | 0 | 95 | 165 | 280 |
| Total Population | 2,878 | 5,918 | 12,025 | 14,537 | 14,637 | 14,781 |
| Employment | 532 | 918 | 1,488 | 1,797 | 2,102 | 2,162 |
| Functional Population (Total Population + Employment) | 3,410 | 6,836 | 13,513 | 16,334 | 16,739 | 16,943 |

Source: Jerry Weitz & Associates, Inc. July 2023. Note: Data are for July 1st of each year.

The basis for projecting future population is project approvals which are summarized in the data appendix of this CIE. Hoschton’s population in 2043 is projected to be 14,781 persons. Population growth in Hoschton is definitely not expected to be spread uniformly across the 20-year planning period (horizon). Rather, the vast majority of the new housing units in Hoschton will be constructed by 2028, with housing starts weighted proportionally much heavier in the next five years. The projections of housing units and population in Table 1 are based on the assumption that the city will buildout (almost entirely, if not entirely) its residential lands within the city limits during the twenty-year planning horizon. As noted above, the city does not have any nursing homes or other “group quarters” population. The projections of population include the forecast that, later in the planning horizon, Hoschton will become home to one or more institutionalized residential living arrangements such as nursing or congregate care homes.

Hoschton has a relatively modest economic base, consisting of restaurants, retail trade establishments, services, and institutions and industries. Employment data for transportation analysis zones (TAZs), prepared as a part of the Jackson County Transportation Plan in 2019, were used to prepare employment forecasts for this CIE. The county data by TAZ were for the years 2015 and 2050 only, and thus had to be interpolated to the years utilized in this CIE. A map of TAZs for western Jackson County is provided in the data appendix. Employment increases are forecasted to also be more heavily weighted during the next ten years but will yet be significantly more uniform than residential population increases in terms of spread over the 20-year planning horizon.

Hoschton’s impact fee program includes public safety facilities and services (police). The service population for police is the population plus employment, or in other words, the “functional” population. As indicated in Table 1, the population is added together with employment to determine the functional population.

PARK AND OPEN SPACE LAND

Service Area

The service area for park and open space land is the city limits.

Inventory

Table 2 shows the inventory of park and open space lands within the City of Hoschton as of July 1, 2023. The inventory does not include part of a ballfield that is owned by the Jackson County Board of Education, since the city does not own that portion of the ballfield.

**Table 2
Park and Open Space Land Inventory, July 1, 2023
City of Hoschton**

| Parcel No. | Address | Acres | Description |
|-------------------|---------------------|--------------|--------------------------------|
| 120 003R | 374 Cabin Drive | 8.73 | 4 ball fields, 2 tennis courts |
| 119 0022 | 4727 Hwy 53 | 4.20 | Ball field (part) |
| H02 056 | E. Broad St | 0.23 | Building and open space |
| H02 082 (pt.) | 79 City Square | 0.25 | Pavilion and open space |
| H02 058 (pt.) | Highway 53 | 0.15 | Playground beside Depot |
| H01 003A | New Street | 0.32 | Undeveloped/open space |
| H01 003B | Pendergrass Rd | 0.18 | Undeveloped/open space |
| H01 004 | Pendergrass Rd | 0.22 | Undeveloped/open space |
| H01 005 | Oak Street | 0.22 | Undeveloped/open space |
| H01 006 | 67 Oak Street | 0.20 | Undeveloped/open space |
| H01 007 | Oak Street | 0.17 | Undeveloped/open space |
| H01 008 | Oak Street | 0.09 | Undeveloped/open space |
| H01 009 | 29 Oak Street | 0.22 | Undeveloped/open space |
| H01 00 | 15 Oak Street | 0.16 | Undeveloped/open space |
| H01 048 | 153 Mulberry Street | 4.78* | Undeveloped/open space |
| | | 20.12 | TOTAL |

* total tract is 6.78 acres but 2 acres are subtracted for other uses.

Source: Jerry Weitz & Associates, Inc., July 2023.

Level of Service (LOS) Measures and Standards

Since residents are the users of park and open space lands, the level of service measure and standard for park and open space land is based on the residential population. The city established the following level of service measure in the first CIE in 2020: acres of park and open space land per 1,000 residents.

In the initial CIE, adopted in September 2020, the city adopted a level of service standard for park and open space land of 5.33 acres per 1,000 residents, the same as the existing level of service in 2020. No change is proposed to the adopted level of service standard.

From July 1, 2020, to July 1, 2023, the city has added 4.78 acres of park land but has also added an estimated 3,040 new residents. As a result of the unprecedented population increase, the current park and open space land level of service has dropped substantially to 3.40 acres per 1,000 residents.

Assessment and Projection of Demands

Table 3 provides a projection of park and open space land demands based on the projected residential population. The city has a current park and open space land inventory of 20.12 acres as of 2023 (see Table 2 above). That population increase translates into a demand for 31.54 acres to meet the level of service standard for the current (2023) year. This means the city needs to acquire an additional 11.42 acres to meet the current (2023) need per the adopted standard, just to meet the current (2023) population. The city has collected park and open space impact fees since September 2020, which can be used to purchase additional park and open space acreage.

Looking at the upcoming five years, Hoschton’s population will more than double, increasing by 6,107 people from 5,918 in 2023 to 12,025 in the year 2028. This new residential development (a population increase of 6,107 persons) will generate a demand for 32.55 acres of park and open space land at the adopted level of service standard. That is in addition to the need for 31.54 acres as of July 2023.

Looking at the entire 20-year planning horizon, between 2023 and 2043, new residential development (the projected population increase) will generate a demand for 47.24 acres of park and open space land at the level of service standard. Demand for park and open space land will slow considerably after the next decade, since the land use assumptions indicate the city will be mostly built out residentially by 2033. Counting the 11.42 acres to meet the current (2023) need per the adopted standard, the city as of July 2023 needs to acquire (add to the inventory) a total of 58.66 acres of park and open space land.

**Table 3
Projection of Park and Open Space Land Demands, 2023-2043
City of Hoschton**

| Type of Land | 2023 | 2028 | 2033 | 2038 | 2043 |
|--|-------------|-------------|-------------|-------------|-------------|
| Total Population | 5,918 | 12,025 | 14,537 | 14,637 | 14,781 |
| Cumulative demand for new park and open space acres (@ LOS standard of 5.33 acres per 1,000 residents) | 31.54 | 64.09 | 77.48 | 78.01 | 78.78 |

Source: Jerry Weitz & Associates, July 2023.

Schedule of Improvements

The schedule of improvements for park and open space land is shown in Table 4.

**Table 4
Schedule of Improvements, 2023-2028
Park and Open Space Land Impact Fee Program (Dollars)
City of Hoschton**

| Capital Improvement/ Authorized expenditure | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | Total 2023- 2028 | Source of Funds | % Eligible for Funding with Impact Fees |
|---|---------|------|------|------|------|-----------|---------------------|--------------------|---|
| Acquire 11.42 acres of park and open space land (@ \$75,000 per acre) | 856,500 | | | | | | 856,500 | Impact Fees | 100% |
| Acquire 32.55 acres of land (@ \$75,000 per acre) | | | | | | 2,441,250 | 2,441,250 | Impact Fees | 100% |
| Total | 856,500 | | | | | 2,441,250 | 3,297,750 | Impact Fees | 100% |

Source: Jerry Weitz & Associates, August 2023.

LAW ENFORCEMENT (POLICE AND MUNICIPAL COURT)

Hoschton was served exclusively by the Jackson County Sheriff for sworn officer law enforcement functions, but as of August 2021 the city hired a police chief and established its own police force. Jackson County Sheriff’s Department still serves backup functions and covers time periods when city police are not working. Since establishment of the police department, the city has added additional personnel.

Service Area

The service area for law enforcement (police and municipal court) is the city limits of Hoschton.

Inventory

Since establishing the police force, the city acquired building space devoted exclusively to the police department. Specifically, the city purchased 0.40 acre of property at the intersection of SR 53 and SR 332 which contained a 3,100 square foot building. The city then renovated 1,700 square feet of the building space for police department operations.

The original capital plan was for the police department to occupy the 1,700 square feet and finish additional space in the 3,100 square foot building as needed. However, with construction of new city hall administrative space at 61 City Square, the city’s building space at 79 City Square (prior city hall) (3,188 square feet) has been freed up and will be occupied by for police and municipal court space. Upon occupancy by police of the old city hall space at 79 City Square, to be completed in 2023, the inventory of space will be as shown in Table 5. The 1,700 square feet of police department space at SR 53 and SR 332 will no longer be utilized for police department operations and is therefore excluded from the resulting inventory.

**Table 5
Inventory of Law Enforcement Building Space, City of Hoschton, 2023**

| Location of Building Space | Total Building Space (Square Feet) |
|-----------------------------------|---|
| 79 City Square (old city hall) | 3,188 |

Source: City of Hoschton, July 2023.

Level of Service (LOS) Measures and Standards

Since both residential and nonresidential development are served by law enforcement facilities and services, the level of service measure and standard for police facilities are based on the functional population.

In September 2020, the city adopted the following level of service measure for law enforcement (police and courts): square feet of police building space per functional population. Police vehicles are not included in the impact fee program, because they do not qualify as “capital improvements” (i.e., they do not have a useful life of 10 years or more).

There was no level of service for police in Hoschton at the time the initial capital improvements element was adopted in September 2020, because the city did not have a police force at that time. In September 2020, the city adopted a level of service standard for law enforcement (police and court) facilities of 0.95 square feet of police building per functional population. No change is proposed to the adopted level of service standard.

Assessment and Projection of Demands

Table 5 provides a projection of police and court (law enforcement) space needed. As of 2020, prior to adoption of impact fees, the city needed 3,240 square feet of building space to serve the existing population as of 2020. This means that Hoschton, upon adoption of the police and court impact fee in September 2020, had a “facility deficiency” that is required to be provided by the city without utilizing impact fee funds. As noted above, the 3,188 square feet of old city hall space, converted to use for the police department in 2023, nearly addresses that facility deficiency (it is short by 52 square feet).

**Table 5
Projection of Police and Court Building Space Demands, 2020-2043
City of Hoschton**

| | 2020 | 2023 | 2028 | 2033 | 2038 | 2043 |
|--|-------------|-------------|-------------|-------------|-------------|-------------|
| Functional population of Hoschton | 3,410 | 6,836 | 13,513 | 16,334 | 16,739 | 16,943 |
| Cumulative new police and court building space (square feet) needed (@ LOS standard of 0.95 square feet per functional population) | 3,240 | 6,494 | 12,837 | 15,517 | 15,902 | 16,095 |

Source: Jerry Weitz & Associates, July 2023.

Schedule of Improvements

The schedule of improvements for police and court facility space is provided in Table 6.

**Table 6
Schedule of Improvements, 2023-2028
Police and Municipal Court (Dollars)
City of Hoschton**

| Capital Improvement/ Authorized expenditure | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | Total 2023-2028 | Source of Funds | % Eligible for Funding with Impact Fees |
|--|------|---------|-----------|---------|-----------|------|-----------------|-----------------|---|
| Add 52 square feet of police/court facility space (@ \$300 per square foot) | | | 15,600 | | | | 15,600 | General Fund | 0% (facility deficiency as of 2020) |
| Acquire and prepare site for new police and court space (3 acres @ \$150,000 per acre) | | 450,000 | | | | | 450,000 | IF | 100% |
| Architecture and engineering @ 15% of cost of building space for 3,254 square feet (phase 1 improvement) | | | 146,430 | | | | 146,430 | IF | 100% (2023 need) |
| Add 3,254 square feet of police and court space (@ \$300 per square feet) (phase 1 improvement) | | | 976,200 | | | | 976,200 | IF | 100% (2023 need) |
| Architecture and engineering @ 15% of cost of building space for 6,343 square feet (phase 2 improvement) | | | | 285,435 | | | 285,435 | IF | 100% (2028 need) |
| Add 6,343 square feet of police and court space (@ \$300 per square feet) (phase 2 improvement) | | | | | 1,902,900 | | 1,902,900 | IF | 100% (2028 need) |
| TOTAL SHOWN | | 450,000 | 1,138,230 | 285,435 | 1,902,900 | | 3,776,565 | | |

Source: Jerry Weitz & Associates, August 2023.

IF = Impact fees.

As noted above, the city must address the facility deficiency (as of 2020) of 52 square feet with sources of funds other than impact fees. That facility deficiency is shown separately in Table 6. However, it will not be built as a stand-alone project and will be constructed at the time of phase 1 improvement as described below. Any facility additions after the 52 square feet can be funded 100 percent using impact fees.

Due to unprecedented population growth, from 2020 to 2023, the city has a current (year 2023) need to add 3,254 square feet of police and court facility space. This is referred to as a phase 1 improvement in Table 6. That is in addition to the 3,188 square feet of space in old city hall allocated to the police department and municipal court, and it also excludes the 52 square feet of unmet facility need as of 2020 (i.e., 52 square feet).

To meet continued unprecedented growth from 2023 to 2028, the city will need to add 6,343 square feet of police and municipal building space. This is referred to as a phase 2 improvement in Table 6.

A key facility planning issue is whether the city would be better served by planning and constructing a one facility all at once that meets its 20 year needs. Closely related is the issue of whether the city should plan to include the replacement of existing police and court facility space (i.e., the 3,188 square feet in old city hall at 79 Public Square) in a future building project, thus consolidating all facilities in one place. If so, replacement of the 3,188 square feet of existing space in a new facility would not be eligible for funding with impact fees.

To meet the city’s long-term needs for police and court facility space with a single project, and to ultimately consolidate operations into one building, the city could plan and execute a project that includes all of the components needed to meet all needs as of 2043 (Table 7).

**Table 7
Consolidated Police and Court Facility Space by Component**

| Time Period/ Component | Square Feet of Police and Court Building Space | Estimated Cost Including Architecture and Engineering (\$) | Impact Fee Funding |
|--|--|--|--------------------------|
| 2020 facility deficiency | 52 | 15,600 | None (0%) |
| Site acquisition/preparation | -- | 450,000 | Impact fees (100%) |
| 2020-2023 need (phase 1) | 3,254 | 1,122,630 | Impact fees (100%) |
| 2023-2028 need (phase 2) | 6,343 | 2,188,335 | Impact fees (100%) |
| 2028-2043 need (phase 3) | 3,258 | 1,124,010 | Impact fees (100%) |
| Relocate 3,188 square feet (existing 2023 space allocated to 79 City Square) | 3,188 | 1,099,860 | None (0%) |
| Total Project | 16,095 | 6,000,435 | 4,884,975 (81.4%) |

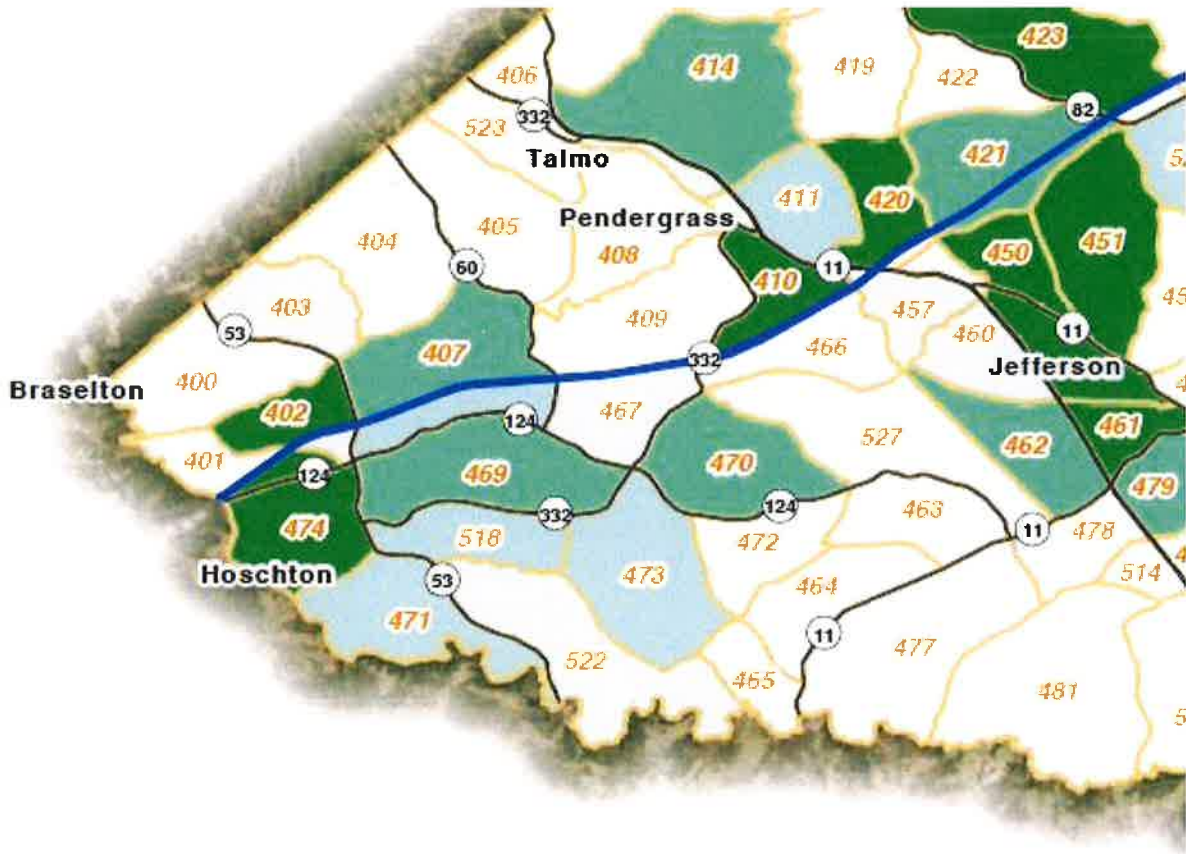
Source: Jerry Weitz & Associates, August 2023.

**APPENDIX A
SUPPORTING MAPS**



City Limits of Hoschton (Service Area)

Source: Jackson County Q Public



Transportation Analysis Zones (TAZ) (Excerpt)

Source: Jackson County Transportation Plan

**APPENDIX B
SUPPORTING DATA TABLES**

**City of Hoschton, Georgia
Existing Housing Count by Subdivision (July 1, 2020)**

| Subdivision | Estimated Housing Units |
|--------------------------|--------------------------------|
| Panther Court & vicinity | 22 |
| Northwest scattered | 18 |
| Creekside Village | 144 |
| Winterset | 39 |
| Brook Glen | 98 |
| Village @ Hoschton | 92 |
| Deer Creek | 106 |
| Wildflower | 46 |
| Peachtree Road | 2 |
| Quail Crossing | 46 |
| Broad St. Apartments | 24 |
| White St. S of Broad | 19 |
| Downtown W of SR 53 | 34 |
| Downtown E of SR 53 | 30 |
| E. Jefferson Street | 6 |
| W. Jackson Apts. (SR 53) | 16 |
| Legacy Oaks | 46 |
| Town Park | 54 |
| Brighton Park | 160 |
| Century Oaks + Vic. | 24 |
| Azalea Senior Village | 66 |
| Twin Lakes PUD | 31 |
| TOTAL | 1,123 |

Source: Jerry Weitz & Associates, June 2020.

**Forecast of New Housing Units by Time Period, 2023-2043
City of Hoschton**

| Subdivision/ Project/ | Est. New Housing Units 2023-2043 | Built 2023- 2027 | Built 2027- 2033 | Built 2034- 2037 | Built 2037- 2043 |
|--|---|---------------------------------|---------------------------------|---------------------------------|---------------------------------|
| Infill existing subdivisions | 20 | 5 | 5 | 5 | 5 |
| Azalea Senior Ph. 2 | 50 | 50 | 0 | 0 | 0 |
| Cresswind at Twin Lakes | 850 | 650 | 200 | 0 | 0 |
| Twin Lakes at Twin Lakes (including Mixed Use) | 750 | 500 | 250 | 0 | 0 |
| Creekside Townhomes | 27 | 27 | 0 | 0 | 0 |
| Pirkle Road Planned Unit Development | 499 | 168 | 331 | 0 | 0 |
| Cambridge @ Towne Center | 270 | 210 | 60 | 0 | 0 |
| Providence Group PUD (Sell farm pt. and W. Jackson LLC) | 334 | 250 | 84 | 0 | 0 |
| Nunley estate | 55 | 55 | 0 | 0 | 0 |
| W. Jefferson Townhouses | 193 | 193 | 0 | 0 | 0 |
| Henry Street Townhouses | 24 | 24 | 0 | 0 | 0 |
| Townhouse infill E. of SR 53 | 48 | 24 | 12 | 6 | 6 |
| Enclave at Hoschton (Kumar) | 225 | 225 | 0 | 0 | 0 |
| TOTAL | 3,345 | 2,381 | 942 | 11 | 11 |
| % | 100% | 71% | 28% | 0.5% | 0.5% |

Source: Jerry Weitz & Associates, July 2023.

**Annual Update to the Community Work Program
City of Hoschton Comprehensive Plan
July 2022 Draft**

The community work program is amended to add a new year (2027), to drop year 2023, to remove projects that have been completed, and to add additional projects proposed by the city. The Community Work Program (2023-2027) provides a list of specific activities that the community plans to address as immediate priorities. This work program is updated annually because the city has adopted a capital improvements element (CIE) for development impact fees.

| Dept. | Description | Year to be Implemented | | | | | Estimated Cost (\$) | Funding Source |
|-------------------------|---|------------------------|------|------|------|------|------------------------------|------------------------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | | |
| Water/Sewer | Complete Panther Creek sewer project | X | | | | | \$2,000,000 | Grant and General Fund |
| Planning; City Attorney | Prepare ordinance amendments to address state mandates regarding use of city rights of ways for small wireless sites (SB 66) (2019), "Streamlining Wireless Facilities and Antennas Act" | X | | | | | \$5,000 | General Fund |
| Administration | Complete recodification project and update of city code of ordinances | X | | | | | \$22,000 or as budgeted | General Fund |
| Administration | Construct City Square building addition (municipal property) | X | | | | | \$1,700,000 | General Fund |
| Roads/Grounds | Striping of W. Jefferson Street | X | | | | | \$60,000 | General Fund |
| Planning | Prepare a multi-modal plan for city streets and off-site trail networks (including golf cart paths) in consultation with homeowner's associations | X | | | | | \$20,000 | General Fund |
| Planning | Appoint a historic preservation commission (existing committee reconstituted per state law) and adopt a local historic preservation ordinance to protect historic landmarks and/or historic districts | X | | | | | \$5,000 | General Fund |
| Planning | Complete SR 53 corridor base mapping for multi-use trail and landscaping enhancements | X | | | | | \$5,000 | General Fund |
| Roads/Grounds | Expand parking lot, correct drainage, repave at Depot | X | | | | | \$60,000 | General Fund |
| Recreation | Construct kid's park at ballfields | X | | | | | \$125,000 | SPLOST |
| Cemetery | Add Columbarium to cemetery property | X | | | | | \$35,000 | Cemetery Fund |
| Inspections | Update city codes to adopt standard state codes when revised and adopted by state | X | | X | | | Staff function | General Fund |
| Administration | Prioritize and periodically update list of city streets in need of repair/upgrade for purposes of LMIG expenditure and street resurfacing programming | X | | X | | | Included in General Fund | General Fund |
| Planning | Update future land use plan map to incorporate annexations and changes in zoning | X | | | | X | Staff function or Consultant | General Fund |
| Water/Sewer | Water meter replacement program | X | | | | | \$30,000 | Water/sewer fund |
| Econ. Dev. | Renovate Larry's Garage building and property for business leases | X | | | | | TBD | General Fund |
| Recreation | Oak Street pavilion and community garden | X | | | | | TBD | General Fund |
| Water/Sewer | Phase 1 water main upgrade | X | X | | | | \$2,900,000 | Water/sewer fund |
| Planning | Place additional administrative forms and procedures on website; develop procedures guidance documents | X | X | | | | \$3,500 | General Fund |

City of Hoschton Annual Update of the Community Work Program, July 2022 Draft

| Dept. | Description | Year to be Implemented | | | | | Estimated Cost (\$) | Funding Source |
|----------------------------|--|------------------------|------|------|------|------|---|-----------------------------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | | |
| Econ., Dev. | Construct building addition on Depot property | | X | | | | \$800,000 | General Fund |
| Planning | Complete a study to identify and classify historic resources in the city (contributing, non-contributing, etc.) | | X | | | | Historic Committee \$20,000 | General Fund |
| Planning | Prepare and adopt design guidelines for local historic landmarks and historic district(s) | | X | | | | \$16,000 | General Fund |
| Administration | Prepare and implement community signage/wayfinding program for downtown and surrounding neighborhoods | | X | | | | \$10,000 | General Fund |
| Administration | Update city safety plan and procedures at regular intervals or as mandated | | X | | X | | Staff function | General Fund |
| Water/Sewer | Groundwater well study (complete) and develop multiple wells | X | X | X | | X | \$2,000,000 | Water/sewer fund |
| Water/Sewer | Sewage treatment plant upgrade Phase 1 | X | X | | | | \$14,000,000 | Water/sewer fund |
| Water/Sewer | Sewage treatment plant upgrade Phase 2 | | X | X | | | \$15,000,000 | Water/sewer fund |
| Planning | Update capital improvements element and this community work program annually | X | X | X | X | X | \$1,000 | General Fund |
| Planning | Implement schedule of improvements of capital improvements element as appropriate | X | X | X | X | X | See CIE | Impact fees; other |
| Code Enforcement | Continue to pursue teardowns of substandard housing units through code enforcement | X | X | X | X | X | Included in General Fund | General Fund |
| Planning | Re-evaluate and amend land use regulations as needed | X | X | X | X | X | Staff function | General Fund |
| Administration | Actively participate in meetings of the Gainesville-Hall Metropolitan Planning Organization to monitor transportation planning proposals | X | X | X | X | X | Staff function | General Fund |
| Administration/Engineering | Complete water/sewer projects programmed in 10-year capital improvement plan (2 new water tanks, sewer plant upgrade, additional water supplies, etc.) | X | X | X | X | X | See water/sewer capital program for estimates | Water/ Sewer Fund |
| Administration | Establish additional funding sources: ad valorem taxes; stormwater utility; and special assessment districts | X | X | X | X | X | Staff function | General Fund |
| Engineering/Building | Continue to implement Municipal Stormwater Program (MS4) federal mandates | X | X | X | X | X | Consultant (\$25,000 annually) | General Fund |
| Administration | Re-evaluate personnel needs and propose and budget for new positions as appropriate | X | X | X | X | X | City Manager (cost TBD) | General Fund |
| Econ. Dev. | Design and construct parking deck downtown | | | X | X | | \$10,000,000 | Grant; SPLOST, General Fund |
| Engineering | Periodically update 10-year capital improvement program for water and sewer | | X | | X | | \$10,000 | Water and Sewer Fund |
| Administration | Participate in five-year update of disaster preparedness/mitigation plan with county | | | | X | | Staff function | General Fund |
| Administration | Interview senior stakeholders and develop a senior service delivery plan, including focus on housing, recreation, and transportation | | | | X | | \$10,000 or staff function | General Fund |
| Administration | Develop benchmarking study to evaluate how Hoschton compares to peer/aspirational communities | | | | | X | \$6,000 (consultant) | General Fund |

City of Hoschton Annual Update of the Community Work Program, July 2022 Draft

| Dept. | Description | Year to be Implemented | | | | | Estimated Cost (\$) | Funding Source |
|-------------|--|------------------------|------|------|------|------|---------------------|----------------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | | |
| Engineering | Revise standard drawings for water and sewer | | | | | X | \$15,000 | General Fund |

SPLOST = Special Local Option Sales Tax.